

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 18, 1967

Appeal No. 9380 Willie E. Drummond et ux, appellant.

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on November 30, 1967.

EFFECTIVE DATE OF ORDER: August 26, 1968

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a one story rear addition to dwelling at 1405 - 44th Street NE., lot 73, square 5117, be granted.

FINDINGS OF FACT:

[1] The subject property is located in an R-1-B District.

[2] The property is improved with a detached one story frame single family dwelling.

[3] The subject property has a frontage of 37.5 feet along 44th Street NE and a depth of 120 feet. The lot contains approximately 4500 square feet.

[4] The existing dwelling has two sideyards, one approximately 3 1/2 feet and the other slightly over 6 feet.

[5] It is proposed to construct a one story rear addition which will be a dining room and a bedroom.

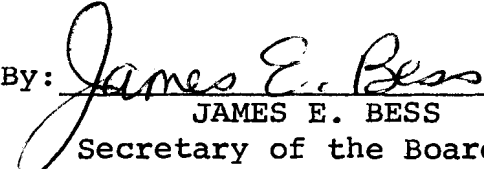
[6] No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the zoning regulations and the denial of the requested variance would be to prevent a reasonable use of the property. The granting of this appeal will have no adverse affect upon nearby and adjoining property and will not substantially impair the purpose, intent, or integrity of the zone plan as embodied in the zoning regulations and map.

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
JAMES E. BESS  
Secretary of the Board